



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**CODDINGTON PLAZA
BUSINESS PARK**

**1440 GUERNEVILLE ROAD
SANTA ROSA, CA**

**RARE OPPORTUNITY!
MIXED USE COMMERCIAL OFFICE
BUILDING AVAILABLE**



1440

Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER/SIOR
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

CAREY LEVASH, AGENT
LIC # 02241650 (707) 528-1400, EXT 254
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PROPERTY DETAILS



**CODDINGTON PLAZA
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MIXED USE OFFICE BUILDING FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

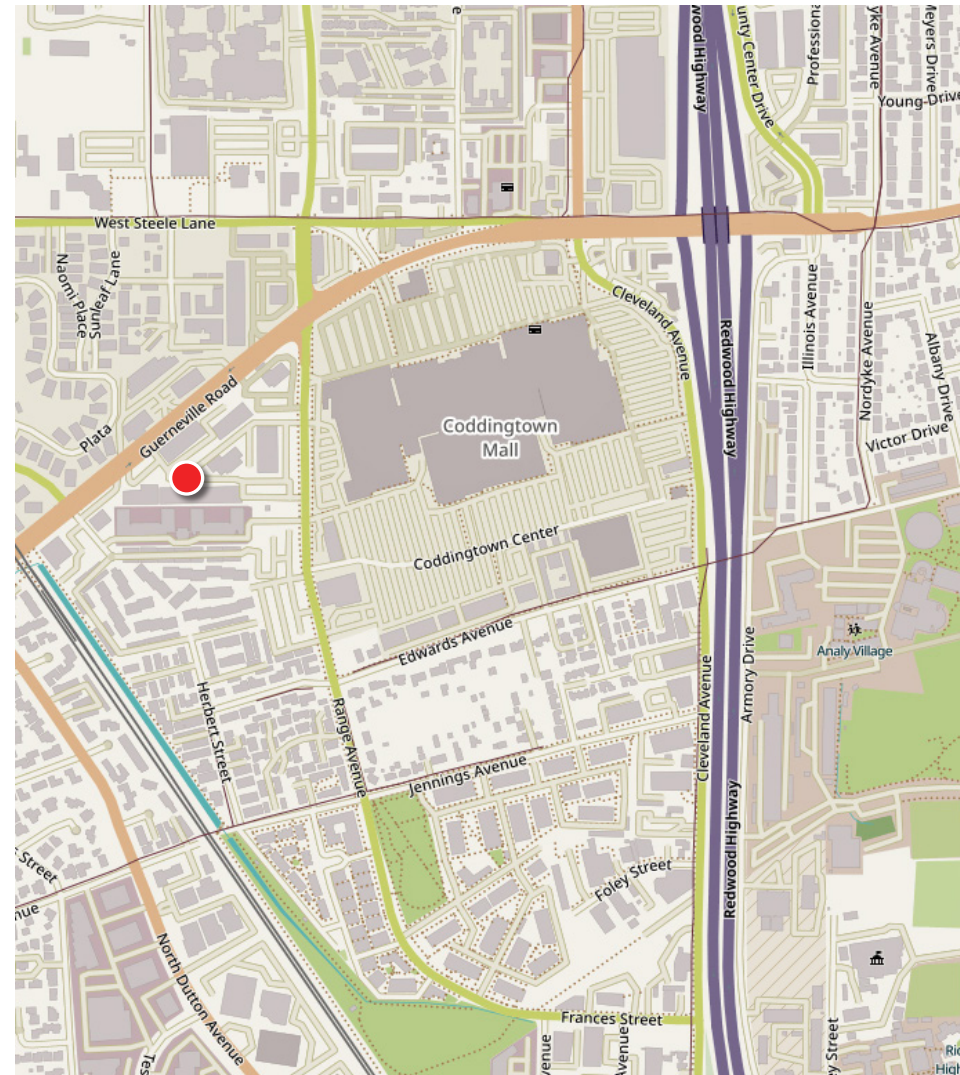
- Entire 12,931+/- SF building within Coddington Plaza Business Park available for lease!
- Floor plan consists of multiple private offices, restrooms, kitchenette/break room, conference rooms, storage areas and more.
- Ample on-site parking.
- Zoning is Commercial Office / Transit Village Mixed Use
- Nearby Coddington has 20 Tesla Supercharging stations and about 10-15 electric vehicle charging stations.
- Within 1-2 blocks from Coddington Plaza there is Chase, Exchange Bank, Bank of America, Patelco Credit Union, and BMO.
- Within in a 3-5 minute drive, there is also Wells Fargo and Redwood Credit Union (both on Cleveland avenue).

LEASE TERMS

Rate	Terms
\$1.65 per sq ft	Modified Gross
	Tenant Improvements are negotiable based on rental rate and length of lease term

TRANSPORTATION ACCESS

- Located: at Guerneville Rd. and Range Avenue
- Highway: half mile west of HWY 101
- Train: one block east of SMART Santa Rosa North Station
- Bus: across the street on Range Ave. is the transit hub station for multiple city and county buses
- Plane: less than 15 minutes (6.8 miles) south from Sonoma County Airport.



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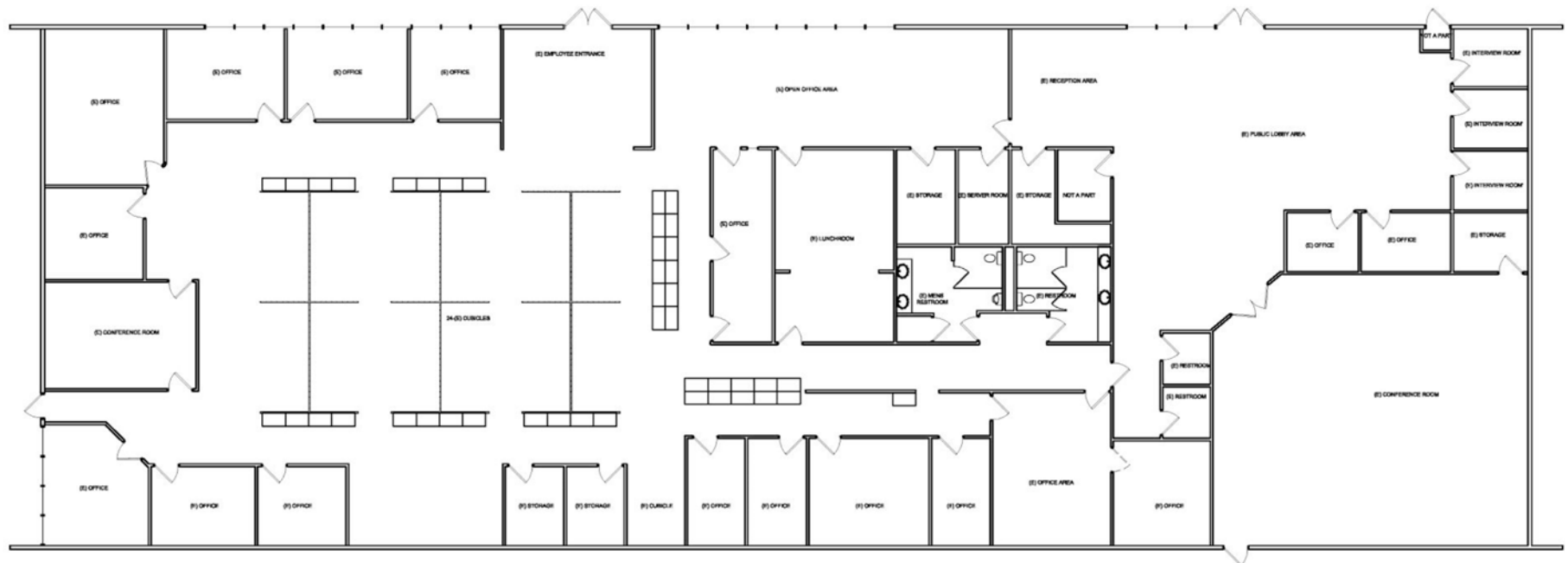


FLOOR PLAN



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EXISTING FLOOR PLAN
12,931 SQ. FT.

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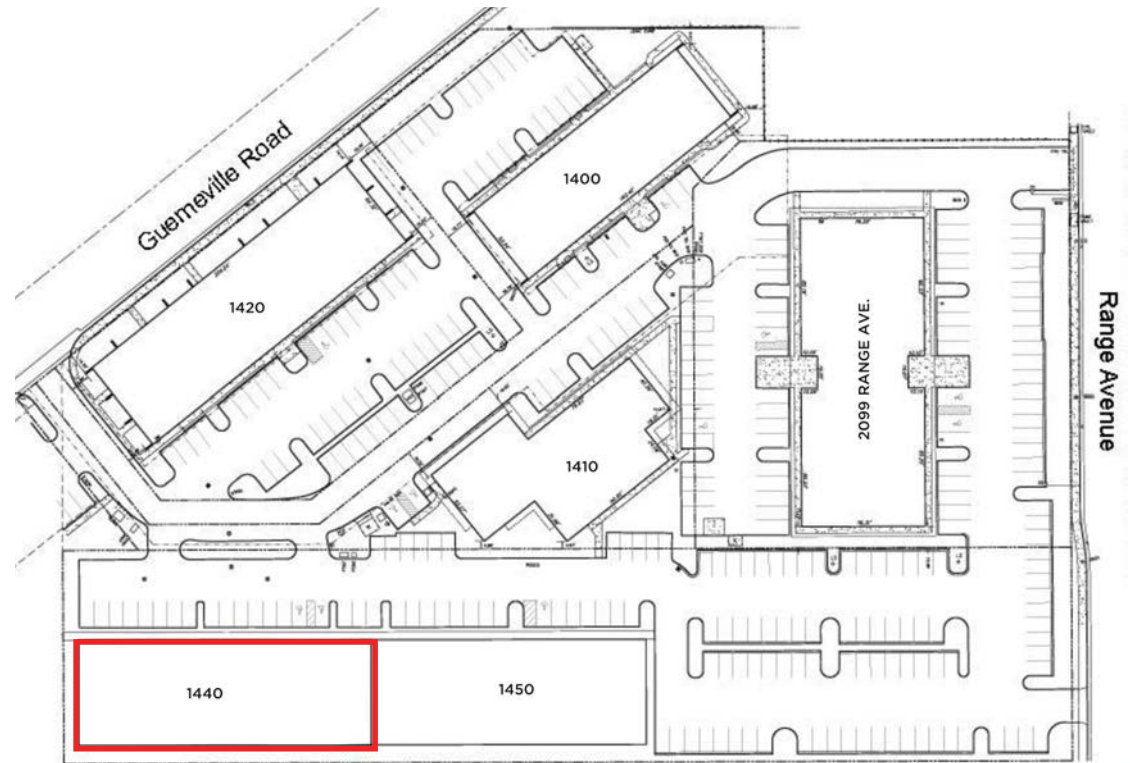


SITE PLAN & VICINITY AERIAL



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PROPERTY PHOTOS



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LOCATION MAP



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Keegan & Coppin Co., Inc.
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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